

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., Vice President of Bryan/Traditions, L.P., a Texas Limited Partnership, owner of the 9.799 acre tract shown on this plat, and designated herein as the Traditions Subdivision Phase 32, to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Bryan/Traditions, L.P., By
Traditions Acquisitions Partnership, L.P., its General Partner, By
W. Spencer Clements, Jr., Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Deed Records of Brazos County, Texas, in Volume ____ Page ____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____ Chairman of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly approved by the Commission on the ____ day of _____, 20____.

Chairman

CERTIFICATE OF CITY ENGINEER

I, _____ City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision conforms to the requirements of the Subdivision Regulations of the City of Bryan, Texas.

City Engineer

NOTES:

- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH - NAVD 1988) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT C594-184 (N:10207269.050; E:3541253.110) AND AS ESTABLISHED BY GPS OBSERVATION.
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
- ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT - MIXED USE (PD-M).
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
- DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE LOT OWNER OR HOME OWNERS' ASSOCIATION (HOA).
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.

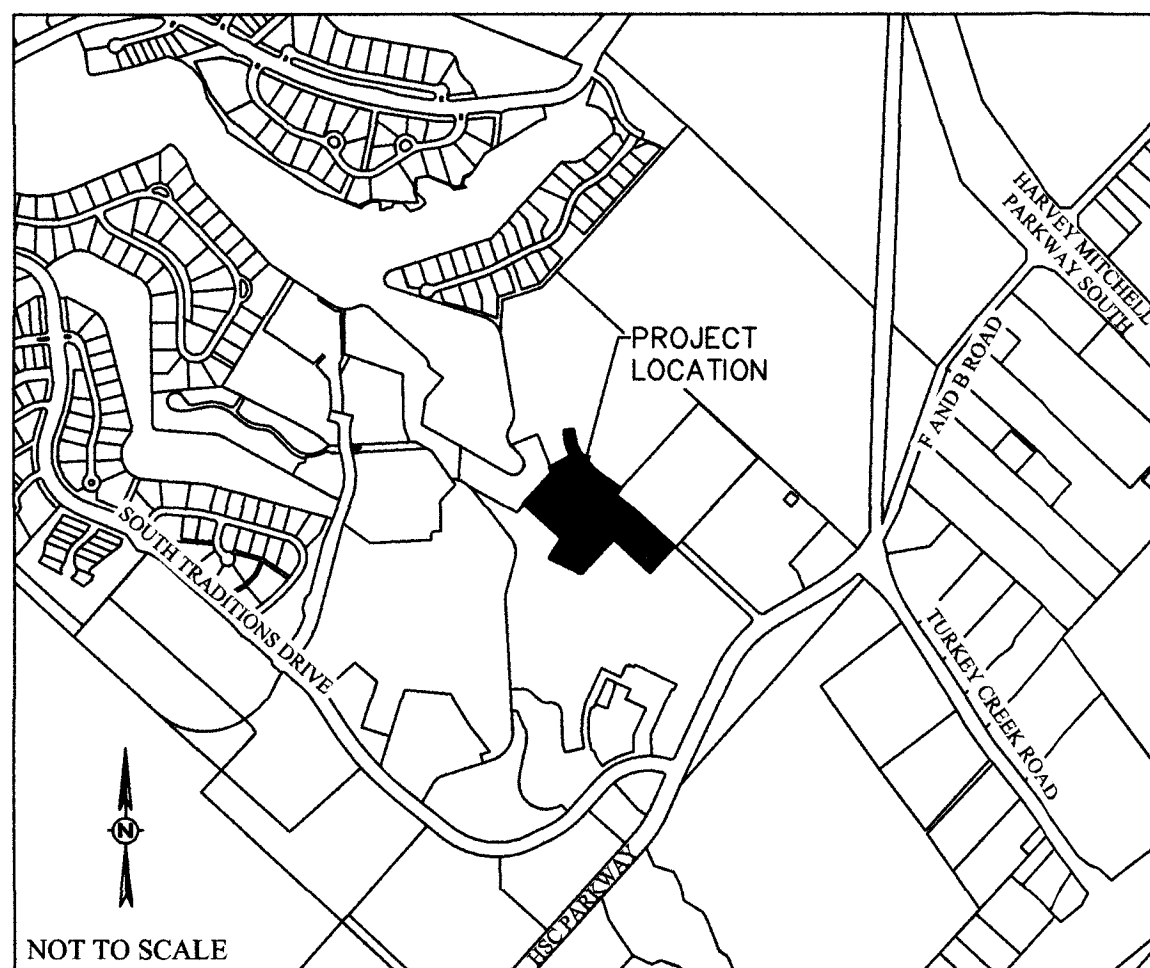
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	65.31'	S7° 38' 11"E
L2	72.83'	S40° 15' 33"E
L3	60.59'	S42° 39' 38"W
L4	59.13'	S55° 21' 44"E
L5	39.33'	N21° 07' 53"W
L6	44.26'	N66° 06' 28"E
L7	65.31'	N7° 38' 11"W
L8	60.00'	N82° 21' 49"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	122.42'	215.00'	032°37'22"	62.92'	120.77'	S23°58'52"E
C2	150.82'	570.89'	015°08'10"	75.85'	150.38'	S47°47'44"E
C3	56.39'	402.50'	008°01'38"	28.24'	56.34'	S51°20'58"E
C4	119.49'	392.50'	017°28'34"	60.21'	119.03'	N57°23'11"E
C5	109.93'	275.00'	022°54'12"	55.71'	109.20'	N19°05'17"W
C6	48.85'	275.00'	009°43'11"	23.38'	48.59'	S35°23'58"E
C7	166.86'	630.89'	015°08'10"	83.82'	166.18'	S47°47'44"E

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
	PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
	PROPOSED PRIVATE DRAINAGE EASEMENT
	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
	EXISTING PRIVATE DRAINAGE EASEMENT
	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
	PROPERTY CORNER

VICINITY MAP



FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 32
9.804 ACRES TOTAL - 1 LOT

J.H. JONES SURVEY, A-26

BRYAN, BRAZOS COUNTY, TEXAS

PHASE 32: LOT 1, BLOCK 1 9.024 ACRES, ROW DEDICATION 0.775 ACRES

OWNER/DEVELOPER:

Bryan Traditions, LP
2100 Traditions Blvd
Bryan, TX 77807

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

SCHULTZ

TBPE NO. 12327
911 Southwest Parkway East
College Station, Texas 77845

(979) 764-3900

SCALE 1"=50'
OCTOBER 2016